

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 16, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:00 a.m. Chairperson Schultz adjourned the meeting at 4:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia- present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold- present/Not present #1
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- present/Not present for # 20
Cecilia Williams, Planning Department - present
Doug Humphreys, City Attorney- present
Sabrina Curtin, Recorder-present

ITEM 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**
Jeremy Cowan and Steve Huffman.

ITEM 2: **REQUESTS FOR CONTINUANCE:**
Items No. 9, 18, 19 were continued

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items No. 14 and No. 16 was placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**
Gary Halbert announced Betsy McCullough has been appointed as Acting Deputy Director of the Planning Department.
Mr. Halbert advised the Commissioners that the Condo Conversion Regulations go into affect March 9, 2006

ITEM -5: **COMMISSION COMMENT:**
Commission Garcia announced the League of California Cities will be sponsoring the Planners Institute in March. It is known as the states training program for Planning Commissioners.

ITEM 6: **APPROVAL OF THE MINUTES FOR DECEMBER 15, 2005 AND JANUARY 19, 2006.**

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLDI TO APPROVE THE MINUTES FOR DECEMBER 15, 2005. Second by Commissioner Ontai. Passed by a 7-0 vote.

MOTION BY COMMISSIONER GARCIA TO APPROVE THE MINUTES FOR JANUARY 19, 2006. Second by Commissioner Otsuji. Passed by a 6-0 vote with Commissioner Otsuji abstaining

ITEM 7 *Trailed from February 2, 2006 and Continued from December 15, 2005:*

4037 IDAHO VESTING TENTATIVE MAP – PROJECT NO. 74806

Michelle Sokolowski gave a brief update to the Commission, since the last time the item was heard.

Speaker slip submitted in favor by Maurice Rosenber.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-324 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS:

PRIOR TO RECORDING A FINAL MAP THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY, INCLUDING THE PROVISION OF A 2'-0"-WIDE HOLLYWOOD-STYLE LANDSCAPE STRIP IN THE MIDDLE OF EACH PARKING SPACE FRONTING ON IDAHO STREET, AND AS SPECIFIED IN THE SUPPLEMENTAL APPLICANT'S PACKAGE STAMPED "EXHIBIT A" PROVIDED AT THE FEBRUARY 16, 2006, PLANNING COMMISSION HEARING.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION BY A LICENSED STRUCTURAL ENGINEER PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Griswold Passed by a 5-2 vote with Commissioners Griswold and Steele voting nay. Resolution No. 3947-PC.

ITEM 8: *Trailed from February 2, 2006:*

4566 OHIO TENTATIVE MAP - PROJECT NO. 77456

Paul Godwin gave a brief update since the item was last heard.

Speaker slip submitted in favor Austin Phillips, William Duke, Charleen Duke, Malia Mears, and Chris Christensen.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-015 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS:

WIDENING OF THE HOLLYWOOD STRIPS; ADD TWO ADDITIONAL TREES IN THE PARKING AREA; ADD THE WINDOW SHOWN IN THE ILLUSTRATION SUBMITTED TO THE COMMISSION ON THE DAY OF THE HEARING.

ALSO, REQUEST THE APPLICANT TO AGREE TO THE FOLLOWING CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY

MANAGER. Second by Commissioner Otsuji. Passed by a 5-2 vote with Commissioners Griswold and Steele voting nay. Resolution No. 3948-PC.

ITEM 9: Trailed from February 2, 2006:

4677 IDAHO TENTATIVE MAP – PROJECT NO. 72966

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO APRIL 6, 2006. Second by Commissioner Griswold. Passed by a 7-0 vote.

ITEM 10: ***CYPRESS GREENS (CMR UNIT 60B) - PROJECT NO. 31924**

Laura Black gave a brief update since the item was last heard.

Speaker slips submitted in opposition of the appeal/favor of the project by John Nabors, Jim Kilgors, Michael Brekka, Chris Liuani, Joetta Mihalovich, Christine Taylor, and Merle Thrasher.

Speaker slips submitted in favor of the appeal/opposed to the project.

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO DENY THE APPEAL AND APPROVE THE PROJECT AS OUTLINED IN REPORT NO. PC-06-010 TO THE PLANNING COMMISSION; WITH THE ADDITIONAL CONDITION OF ACCEPTING THE OFFER PRESENTED BY THE APPLICANT; 120% AMI AND OR COMPLY WITH THE HOUSING ORDINANCE. Second by Commissioner Otsuji. Passed by a 6-1 vote with Commissioner Griswold voting nay. Resolution No. 3949-PC

ITEM 11: **4430 NORTH AVENUE TENTATIVE MAP - PROJECT NO.50793**

Michelle Sokolowski gave a very brief update on the project, since it was last heard.

Speaker slip submitted in favor by Mary Castagnola and Robert Bateman

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-02 ITO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS: AGREES TO

ALL DOCUMENTS SUBMITTED TO THE COMMISSION ON THE DAY OF THE HEARING.

ALSO, REQUEST THE APPLICANT TO AGREE TO THE FOLLOWING CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Otsuji. Passed by a 5-2 vote with Commissioners Griswold and Steele voting nay. Resolution No. 3950-PC.

ITEM 12: 4641 HOME AVENUE TENTATIVE MAP– PROJECT NO. 74689

John Fisher presented Report No. PC-06-030 to the Planning Commission.

Speaker Slip submitted in favor by Joseph Scarlatto.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-030 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS: 17 UNITS WILL BE CARED FOR AT 65% AMI, WITH 9 UNITS TO BE AT 100% AMI AFTER APRIL OF 2009 AND MEET ALL THE HOUSING REQUIREMENTS.

ALSO, REQUEST THE APPLICANT TO AGREE TO THE FOLLOWING CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Ontai. Passed by a 6-1 with Commissioners Griswold voting nay. Resolution No. 3951-PC.

ITEM 13: ***LEVANTO - PROJECT NO. 51049**

Jeannette Temple gave a brief overview and answered Commissioner questions regarding the project

Speaker slip submitted in favor by Eric Van Wechel.

No one present to speak in opposition

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO RECOMMEND APPROVAL TO THE CITY COUNCIL AS OUTLINED IN REPORT NO. PC-06-037 TO THE PLANNING COMMISSION, WITH ADDITIONAL RECOMMENDATION; THAT THE APPLICANT MAKE A PURPOSAL TO THE CITY COUNCIL ON HOW MANY AFFORDABLE UNITS CAN BE PUT ONSITE. Second by Commissioner Steele. Passed by a 6-1 with Commissioner Chase voting nay.

Resolution No. 3952-PC

ITEM 14: **ANNUAL RENTAL VACANCY RATE DEGERMINATION**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-052 TO THE PLANNING COMMISSION. Second by Otsuji. Passed by a 7-0 vote.

ITEM 15: **4335 MCCLINTOCK TENTATIVE MAP – PROJECT NO. 78138**

Paul Godwin present report no. PC-06-018 to the Planning Commission.

Speaker slips submitted in favor by Jeremy Cowan, Zion Patton, Neil Tabachki, and Curtis Gabhart.

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO CONTINUE TO FEBRUARY 23, 2006 SO THE APPLICANT IS ABLE TO PROVIDE MORE INFORMATION ON THE IMPROVEMENTS BEING COMPLETED TO THE PROJECT. Second by Chase. Passed by a 6-1 vote with Commissioner Griswold voting nay.

ITEM 16: **4220 THORN TENTATIVE MAP– PROJECT NO. 7286**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-017 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS:

THE APPLICANT TO AGREE TO THE FOLLOWING CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Ontai Passed by a 5-2 vote with Commissioners Griswold and Chase voting nay. Resolution No. 3954-PC.

ITEM 17: PARKE MEADE TENTATIVE MAP – PROJECT NO. 60030

John Cruz presented Report No. PC-06-057 to the Planning Commission.

Speaker slip submitted in favor by Alex Mincks, Robert Dunn, and Jeff Ahlstrom

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO CONTINUE TO MARCH 16, 2006 SO THE APPLICANT IS ABLE TO PROVIDE MORE INFORMATION ON THE IMPROVEMENTS BEING COMPLETED TO THE PROJECT. Second by Chase. Passed by a 6-1 vote with Commissioner Griswold voting nay.

ITEM 18: 3151 LINCOLN TENTATIVE MAP – PROJECT NO. 77221

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO FEBRUARY 23, 2006. Second by Griswold. Passed by a 7-0 vote.

ITEM 19: 3695 TEXAS TENTATIVE MAP – PROJECT NO. 77181

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO FEBRUARY 23, 2006. Second by Griswold. Passed by a 7-0 vote.

ITEM 20: **PEDESTRIAN MASTER PLAN**

Maureen Gardner with multiple staff members presented a workshop PC-06-085 to the Planning Commission.

COMMISSION ACTION:

Workshop was given with Commissioner Steele recusing.

Chairperson Schultz adjourned the Planning Commission meeting at 4:15 p.m.